



CHINA VANKE CO., LTD.
ANNOUNCEMENT REGARDING SALES IN MAY 2010 AND
NEWLY ADDED DEVELOPMENT PROJECTS

In May 2010, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realized sales area of 470,000 sq m, with a sales amount of RMB5.11 billion, representing decreases of 32.6% and 20.2% from those in the same period of 2009 respectively. From January to May 2010, the accumulated area sold by the Company amounted to 2,345,000 sq m, with a total sales amount of RMB28.00 billion. In view of the presence of various uncertainties during the sales process, there may be a discrepancy between the above-mentioned sales figures and the figures disclosed in regular reports. As such, the related statistics are periodical figures for investors’ reference only.

In addition, the Company has acquired 8 new projects since the disclosure of its sales report for April 2010. Details are as follows:

1. South of Land Lot No 3, Changyang, Beijing. The project is located at Yangzhuangzi Village and Changying Village, Changyang Town, Fangshan District, Beijing. The net site area of the project is approximately 78,000 sq m, with a plot ratio of 2.0 and a plot ratio GFA of approximately 158,000 sq m. China Vanke holds 50% equity interests in the project and is subject to a land premium payment of RMB490 million.
2. South Lake Villa Project, Tangshan. The project is located at the southwest district of South Lake Eco-city, Tangshan. The net site area of the project is approximately 143,000 sq m, with a plot ratio of 0.6 and a plot ratio GFA of approximately 91,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB260 million.
3. Gear Wheel Plant Project, Shenyang. The project is located between First North Road and Second North Road, Tiexi District, Shenyang. The net site area of the project is approximately 72,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 180,000 sq m. China Vanke holds 70% equity interests in the project and is subject to a land premium payment of RMB200 million.
4. Sihai Logistic Project, Shenyang. The project is located between First North Road and Second North Road, Tiexi District, Shenyang. The net site area of the project is approximately 42,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 105,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB170 million.
5. Caozhuang Land Lot 25, Hangzhou. The project is located at Caozhuang, Jianggan District, Hangzhou. The net site area of the project is approximately 69,000 sq m, with a plot ratio of 2.2 and a plot ratio GFA of approximately 151,000 sq m. China Vanke holds 50% equity interests in the project and is subject to a land premium payment of RMB650 million.

6. Weiguo Road Project, Chang'an District, Xi'an. The project is located at the west of Maopo Village, Guodu Subdistrict, Chang'an District, Xi'an. The net site area of the project is approximately 187,000 sq m, with a plot ratio of 3.3 and a plot ratio GFA of approximately 618,000 sq m. China Vanke holds 85% equity interests in the project and is subject to a land premium payment of RMB350 million.
7. Guibao B Project, Guiyang. The project is located at Dayuzhai, Qianling Town, Yunyan District, Guiyang. The net site area of the project is approximately 51,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 128,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB160 million.
8. Wulong Mountain Project, Xindu District, Chengdu. The project is located in the part of Sanhe Subdistrict outside of the loop expressway, Xindu District, Chengdu. The net site area of the project is approximately 345,000 sq m, with a plot ratio of 1.8 and a plot ratio GFA of approximately 621,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB540 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 7 June 2010